

Comp Plan Committee
8/3/05

Jim Shinaver presented aerial and discussed background.

K – 80 AC SFA
L – 80 AC SFA

M – 40 AC Condo

N – 15 AC Religious
Want 25 AC

Default – SF2
Consistent with density of Andover?

PUB includes amenities
Trails, use of Andover Club/pool, park, open space

Arch. Requirements in PUD

| | | | | | |
|-----------|---------|---------|---------|---------|-------|
| Tc stds – | width | 80 | | L-W | 60 |
| | D | 130 | | D | 120 |
| | ? | 10,400 | | | 7,200 |
| | % | 35% | | % | 40% |
| | FSB/RSB | 25' | 35' HT | FSB/RSB | 25' |
| | S | 5' | 12' sep | | |
| SF Att | 35% | 20' F/R | side | 7.5 | |
| | | | Sep | 15 | |
| | | | HT | 35' | |

SF2 Min 15K

8% open space

PUD w/tweaked stds = additional open space

Density 10,400 All lots ad?? 16 ac/lots?

McFall – church – lighting?
JS – None

Moran – church – school
SP – Sunday School

Al will dispense to PL if info received

Committee issues:

Jim Peyton:

- Density; No SF-2, Power line, 20% = 266, propose 288
- 25 ac for church – PUD still says 15
- Buffering? Increase for existing homes?
- Open space - % of total?
- Road improvements?
- Arch Details – expand. More options instead of two
- Comp Plan vision vs. existing zoning – larger lots? Transition
- Attached units? Quad? Double
- ? 6 u/bldg. possible
- Two stories possible
- Increase/decrease 15%
- Concerned about balance
- Concerned with ability to deviate, period.
- Lot sizes - % of lots larger, % smaller?
- Church – PUD for accommodating unusual use/problems, mixes. Can do it without PUD.
 - How is church tied to development?
 - Amenities separate from church?
 - Covenants
 - Parking lots vs. green space calcs?

Gloria DelGreco:

- Church – play area separate from amenity area?
- Large homes against small homes – transition
- Isn't familiar with Andover – will have more comments later.

Ron Thomas:

- SF2 – Nothing unique; why PUD at all?
- Attached – Showed underlying SFA
- Good starting point
- Church – doesn't see function
- Shouldn't factor in to U/A
- Doesn't see it as part of PUD
- Not consistent with SF2, closer to SF3.
- Building materials not consistent?
- Sycamore materials – Base materials on that
- 50% front Façade not enough

- Sycamore 100% front, rest hardiplank
- Power line easement – no lot lines
- Darin – no lot line
- Wetlands? Ask DNR
- Fiscal Impact statement
- Price points – very wide range?
- Amenities – wait build whole list – narrow down to what will be built – separate church and private amenities
- Att density – 4 u/a +/-

Bob Curry:

- List of issues from PUD
- C, #2 – single owner control?
- Surveyor – severe water problem
- Andover South
- Pix of flood
- Problem worse to North (Andover N)
- Drain, wetlands
- Church G-7 AC run-off (bldg. lot)
- Downstream problems
- Don't include church property
- Doesn't meet intent of PUD
- Not appropriate use, lack character
- Harmonies?
- Reversing Transition of housing types and values
- Traffic concerns
- No preservation of features
- Increase density by using church
- Buildable lots in each section
- Wants accurate calculation based on built area vs. number of units

Robert Moran:

- Handouts
- Circumventing ord. w/PUD
- Buffer
- Buildable acres? Not 2.88? or 288
- Pix of surrounding properties
- Transitional
- 1 DU/AC
- “Fugitives from Fishers”
- Hasn't met PUD filing requirements – DWG w/easements
- Inconsistent with Comp Plan

- “Don’t sell to lowest bidder”
- Consistent with surroundings

Dave McFall:

- Second time
- Board ??? for
- 250 – book existing, large lots
- 150-330 ?, 60 x 120 proposed
- Home type and density likely to reduce value
- Wants consistency
- Add value
- Where is green space?
- Can’t build on power lines ???
- Master plan – should be better than

Ron Morris:

- Reasonable dimensions from Stoeppelworth
- Buildable acre
 - ROW NS, 186, Moontown
 - Transmission easement
 - =8.867 AC
 - 25 ac of church
 - =88+/- AC, 3.8 units
- 2003 – Andover minutes – similar
- 186th should be cut off for density
- Church entrance – Shady Nook

Luann Greene: 19024 SN Rd.

Agrees with others, traffic

Arthur Heaser – moving to this area from city; doesn’t want dense development

Mary Featheringill – moved from Fishers – 30’ separation, 3-400K

McFall – Sewer? Pump station?

Ron Thomas:

- Yield plan – SF-2 vs. ord. How would it look?
- Update of attached units – before 17th.
- Concerned with influx of attached.
- Copy of SFA